
FOSTER
& CO.

Cuckfield Road

Hurstpierpoint, BN6 9LL

Guide price £650,000



Substantial First Floor 2 Bedroom 2 Bathroom Apartment Situated Within This Grand Edwardian Country House On The Outskirts Of The Sought After Village Of Hurstpierpoint Is Set Within 14.5 Acres Of Communal Grounds Including Outdoor Heated Swimming Pool, Gardens, Paddocks And Lake.

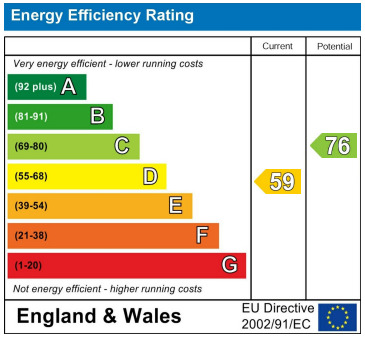
Old Mill House is an impressive Edwardian country house divided into 5 spacious apartments, it is approached via a sweeping gravel entrance drive and surrounded by 14.5 acres of well kept communal gardens, woodland, paddocks, lake and a brick built guest cottage known as Old Mill Lodge which has previously been used as guest accommodation.

The apartment itself is situated on the first floor with the main rooms benefitting from a Southerly aspect providing stunning views over the gardens towards Hurstpierpoint and onto the South Downs. Being approximately 1500sqft the apartment offers spacious accommodation throughout including: refitted kitchen / breakfast room, lounge / dining room with South facing views, master bedroom with ensuite bathroom and feature bay window with stunning outlook, second bedroom, shower room, private South facing balcony providing stunning views. Double garage.

Old Mill House is situated just over a mile north of Hurstpierpoint, a charming village situated on the northern edge of the South Downs National Park, with amenities including pubs and restaurants, convenience stores, a number of shops and a GP surgery. A wider range of shops is available at Hassocks, about 1.5 miles to the east, which also has a mainline train station to London Bridge/Victoria (approximately 55 minutes). The city of Brighton and the south coast are about nine miles distant. The M23/A23 provides good access to Gatwick and the national motorway network. There are a number of excellent schools in the area, including Downlands Community Secondary School in Hassocks & Hurstpierpoint College.

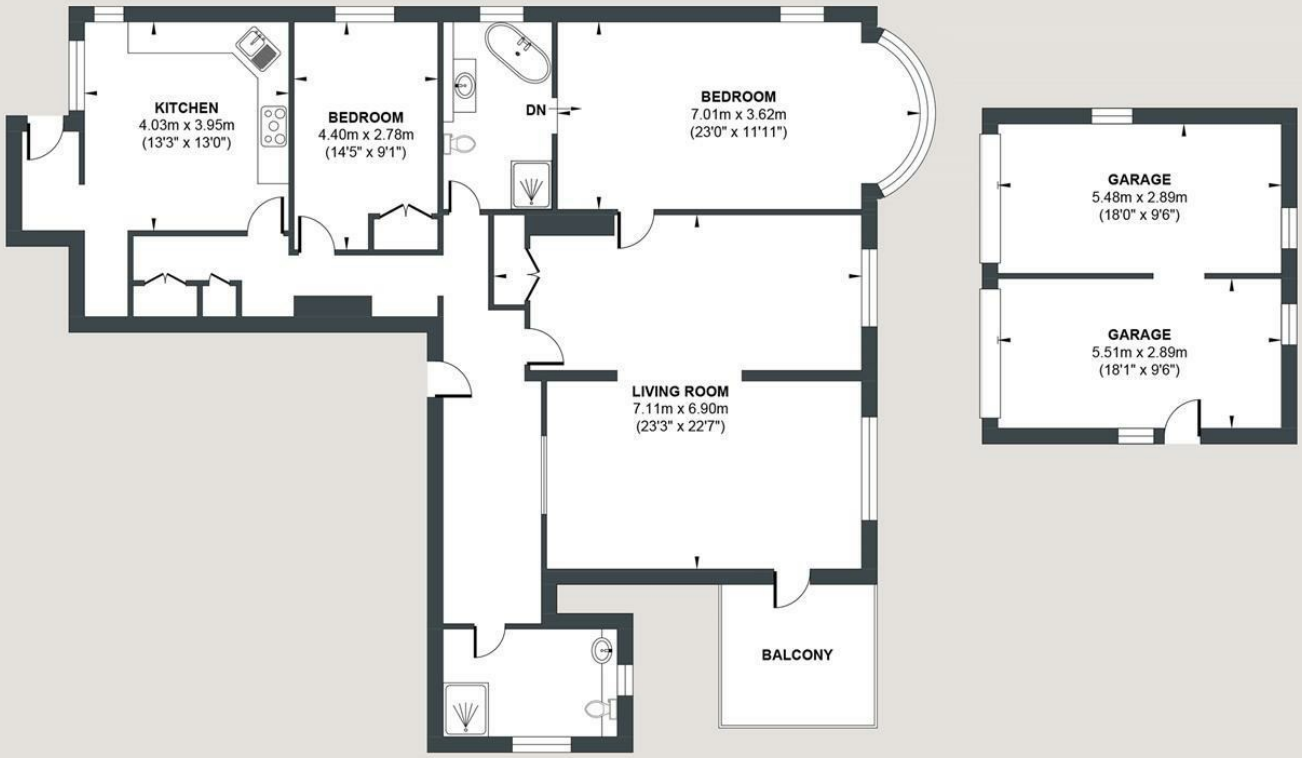


- Stunning First Floor 2 Bedroom Apartment In Converted Manor House
- 14.5 Acres Of Shared Gardens And Grounds Including Woods, Paddock, And Lake
- Double Garage
- Heated Swimming Pool
- Fantastic Far Reaching Views Over The Grounds And Onto The South Downs
- Sweeping Gravelled Drive Entrance



CUCKFIELD ROAD

Approx. Gross Internal Floor (Excluding Outbuilding) Area = 138.82 sq m / 1494.24 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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FIRST FLOOR

Approximate Floor Area
1494.24 sq ft
(138.82 sq m)

OUTBUILDING

Approximate Floor Area
346.81 sq ft
(32.22 sq m)

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